

Space Above This Line for Recording Data

Prepared by: First National Title, LLC, Lawrence F. Hatten, III, Attorney (MS Bar# 101536),
6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672 (662) 892-6536

✶ Return to: First National Title, LLC, 6880 Cobblestone Blvd, Ste 2, Southaven, MS 38672
(662) 892-6536

WARRANTY DEED

Grantor(s): Daniel D. Ray and Angela Ray
Address: 12 Betty Boulevard
Iuka, MS 38852
Phone: 901-356-4374 (Home) 901-356-4374 (Work, if any)

Grantee(s): Jeremy T. Sellars and Kendra P. Sellars
Address: 6849 Tanners Way Cove
Southaven, MS 38672
Phone: None (Home) 949-973-7353 (Work, if any)

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned Grantors, **DANIEL D. RAY and wife, ANGELA RAY**, do hereby sell, convey and warrant unto **JEREMY T. SELLARS and wife, KENDRA P. SELLARS**, as tenants by the entirety with full right of survivorship and not as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:


Lot 52, Section A, Gardens at Snowden Grove Subdivision, situated in Section 34, Township 1 South, Range 7 West, as shown by plat of record in Plat Book 91, Page 36, revised in Plat Book 99, Page 40, Chancery Clerk's Office for DeSoto County, Mississippi, to which plat reference is hereby made for a more complete legal description.

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed; taxes for the year 2011 shall be prorated among the parties.

WITNESS OUR SIGNATURES this 4th day of October, 2011.


 Daniel D. Ray


 Angela Ray

STATE OF MISSISSIPPI
 COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of October, 2011, within the jurisdiction, the within named Daniel D. Ray and Angela Ray, who acknowledged that they executed the above and foregoing instrument.



Notary Public



(SEAL)

My Commission expires:

FILE #: S18817